

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Annie Feng, Planner II

SUBJECT: Site Plan, SP 7-9-04, Town of Davie Fire and Public Works Building, 6911 Orange Drive, generally located at the north side of Orange Drive and approximately 500 feet west of SW 68 Avenue

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 7-9-04, Town of Davie/Bruce Bernard, Director of Public Works/Capital Projects, 6911 Orange Drive (Community Facility District)

REPORT IN BRIEF: The applicant proposes a 14,117-square foot two-story office building and associated parking, fronting on Orange Drive and north of the existing fire station, to replace the office trailer and the existing Public Works office building. The applicant will also remove the existing storage and the vehicle maintenance building, and replace with a new 2,700 square foot-storage building adjacent to the west property line and storage space at the back of the property. The internal buildings, Fleet Maintenance Garage, new storage building, and dry retention area are located towards the middle of the site. Two (2) new parking lots, totaling 20 parking spaces, are provided for public use in front of the fire station and new office building. Gates will be installed at each access north of these two parking lots to separate the public from internal areas. A total of 78 parking spaces are required and 103 parking spaces are provided for the existing and proposed uses on site. The site design is functionally safer than the existing site configuration. The Land Development Code requires a minimum of 30% open space and 46% is provided.

The building is characterized by raised parapet walls with standing seam metal canopies wrapped around the front entrance area on the east, west, and south elevations. The base color of the building is cream accented by gold and dark brown trim around the parapet wall and beige masonry block at the base of the building.

PREVIOUS ACTIONS: None

CONCURRENCES: At the October 12, 2004 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve subject to the planning report and that the south parking lot off Orange Drive be changed to a one-way drive around the entire lot with 60-degree angle parking; that a sidewalk be added from Orange Drive to an entrance of choice under a covered canopy; and to check that all restrooms were handicapped accessible (Motion carried 5-0).

At the September 21, 2004 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to table to next meeting (10/12/04) (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

<u>Owner:</u>		<u>Agent:</u>	
Name:	Town of Davie	Name:	Bruce Bernard
Address:	6591 Orange Drive	Address:	6901 Orange Drive
City:	Davie, FL 33314	City:	Davie, FL 33314
		Phone:	(954) 797-1245

Background Information

Application Request: Site plan approval for construction of a two-story office building and a one-story storage building

Site Plan Committee Recommendation: At the October 12, 2004 Site Plan Committee meeting, the Committee made a motion to approve the site plan application.

Address/Location: 6911 Orange Drive, generally located at the north side of Orange Drive and approximately 500 feet west of SW 68 Avenue.

Future Land Use Plan Designation: Community Facility

Zoning: Community Facilities (CF)

Existing Use: Fire station, office building, Fleet Maintenance garage, and vehicle maintenance building

Proposed Use: Fire station (existing), garage (existing), office building (proposed), and storage building (proposed)

Parcel Size: 9.38 net acres

Surrounding Uses:

North: Multi-family Residential (Hidden Acres)
South: Orange Drive, and C-11 Canal
East: Office building, and single family homes
West: Vacant building

Surrounding Land

Use Plan Designation:

Regional Activity Center
Recreation, and Open Space
Residential (3DU/AC)
Residential (10 DU/AC)

Surrounding Zoning:

North: RM-16, Medium-High Density Dwelling District

South: Griffin Corridor District

East: RO, Residential/Office District, and R-3, Low Density Dwelling

West: CF, Community Facilities

Zoning History

Plat Information: On October 21, 1984, The Board of County Commissioners approved the plat, Davie Community Facilities II. The plat is restricted to the construction of buildings to be used for governmental uses by the Town of Davie.

Previous Requests on same property:

On November 15, 1997, Town Council approved Site Plan, SP 11-5-97, to construct a 145 feet high cellular communication monopole on the northwest corner of the subject site.

On June 4, 2003, Town Council approved Site Plan, SP 5-3-03, to construct a garage building (Fleet Maintenance Building) of 13,423 square feet on the subject site.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site is in use by the Town of Davie Public Works and Fire Department. The existing site contains one-story and two-story buildings without a particular architectural style. Currently, there is a fire station, a two-story office building, a two-story Fleet Maintenance garage, a temporary office trailer, a vehicle maintenance building, a one-story storage building and a storage yard on the subject site.

The applicant proposes a 14,117-square foot two-story office building and associated parking, fronting on Orange Drive and north of the existing fire station, to replace the office trailer and the existing Public Works office building. The applicant will also remove the existing storage and the vehicle maintenance building, and then replace with a new 2,700 square foot-storage building adjacent to the west property line and storage space at the back of the property. The internal buildings, Fleet Maintenance Garage, new storage building, and dry retention area are located towards the middle of the site. Gates are provided to separate the public from internal areas. The site is functionally safer as presented on the master site plan than the existing site configuration. In addition, the Land Development Code requires a minimum of 30% open space and 46% is provided.

2. *Building:* The building is characterized by raised parapet walls with standing seam metal canopies wrapped around the front entrance area on the east, west, and south elevations. The base color of the building is cream accented by Luminary Gold and dark

brown trims around the parapet wall and Country Beige masonry block at the base of the building.

3. *Access and Parking:* There are two existing ingress/egress openings and one egress on Orange Drive. Two (2) new parking lots, totaling 20 parking spaces, are provided for public use in front of the fire station and new office building. Gates will be installed at each access north of these two parking lots to limit the rest of the site for internal use only. A total of 78 parking spaces are required and 103 parking spaces are provided for the existing and proposed uses on site.
4. *Trails:* No trails have been provided for this project.
5. *Lighting:* New lighting is proposed to meet the code requirements.
6. *Landscaping:* The applicant will remove 21 trees and relocate 24 trees on site. Five (5) Mahogany trees with a Wild Coffee hedge are provided to continue the existing buffer along the east property line to Orange Drive. There are existing Black Olive trees and Live oaks within the 80-foot swale area. The applicant is proposing Orange Geiger Trees with Red-Tip Cocoplum hedges as accent plants and buffers for the new parking lots. Groups of Alexander Palms with Wax Jasmine hedges are provided in front of the fire station and the new office building to frame the front entrances. Gumbo Limbos are the canopy tree species proposed in the landscape islands of the new parking lot north of the new office building.
7. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit. On-site drainage is served by the existing lake at the back of the property and a proposed dry retention in the middle of the site.
8. *Compatibility:* The proposed office building and storage building are compatible with the existing fire station and the Fleet Maintenance building in style and color scheme. The existing buffer, wall and the new buffer along the east property line separate the subject site from an existing one-story office building and residential uses to the east. To the west is a vacant building owned by the Town. As such, the proposed buildings and site improvements are compatible with the neighboring properties.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Article VI of Land Development Codes provides for minimum requirements for landscaping design.

Land Development Code Section 12-83 requires a minimum of 50' front setback, 25' side and rear setbacks, and a minimum of 30% open space.

Comprehensive Plan Considerations

Planning Area: The subject site is located in Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Agency Comments

Engineering:

1. Provide storm water management calculations to ensure adequate retention area (previous comment #6).

CT & A Engineers advised that storm water management calculations indicate the proposed storm water retention area meets the required storm water storage. A copy of the drainage calculations will be provided.

Staff Analysis

The nature of use is consistent with the general purpose and intent of the CF zoning district regulations and Town of Davie Comprehensive plan.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the September 21, 2004 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to table to next meeting (10/12/04) (Motion carried 5-0).

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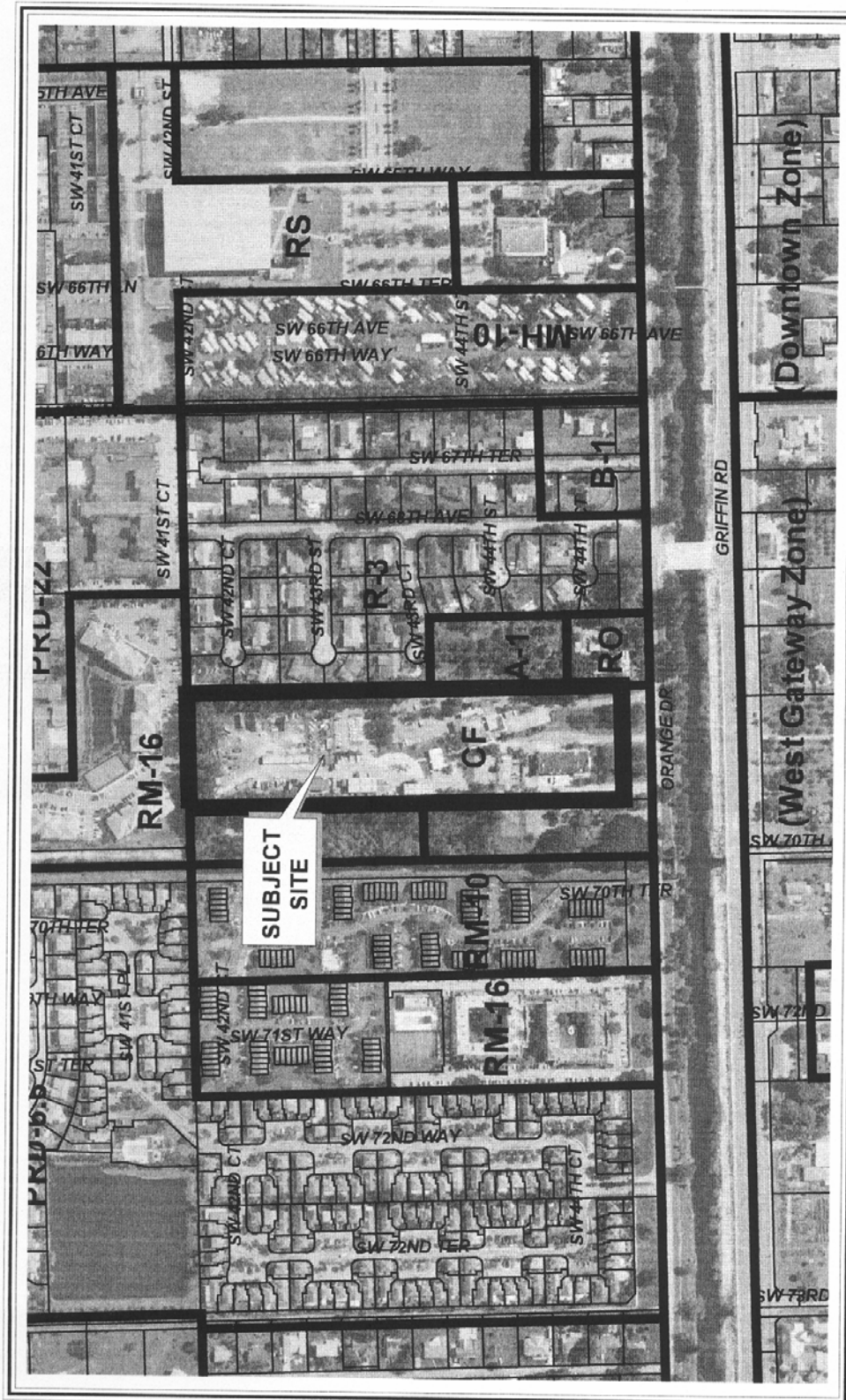
Town Council Action

Exhibits

- 1) Site Plan,
- 2) Future Land Use Map,
- 3) Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



Date Flown:
12/31/00



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Planning & Zoning Division - GIS

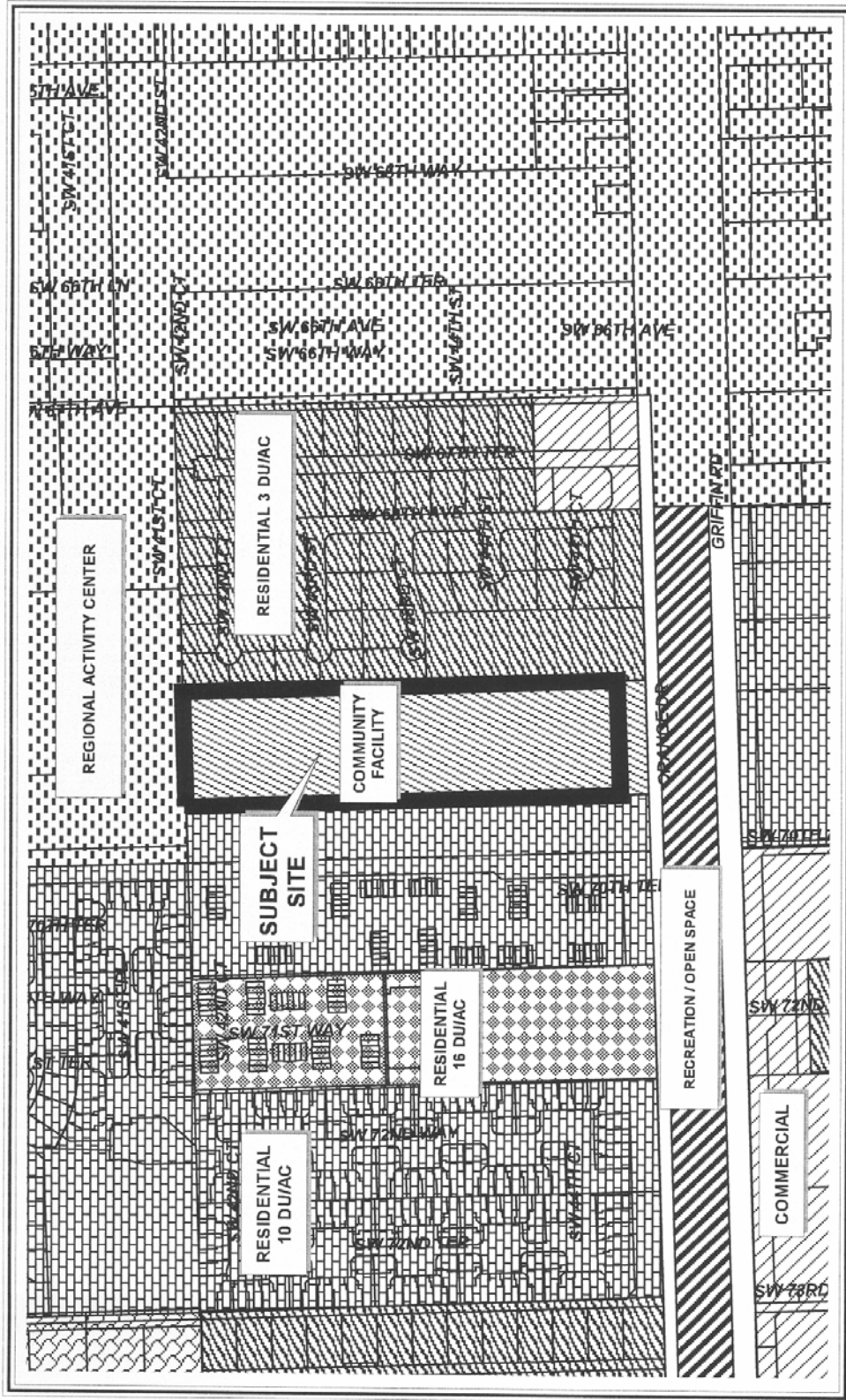


SITE PLAN

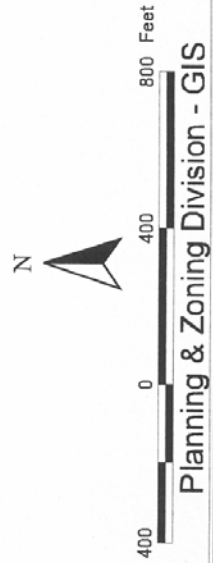
SP 7-9-04

Zoning and Aerial Map

Date Prepared: 3/10/03
Prepared By: ILD



SITE PLAN **SP 7-9-04** **Future Land Use Map**



Date Prepared: 3/10/03
 Prepared By: ILD

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